

19840731

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR REGULAR COUNCIL MEETING
OF

TUESDAY, JULY 31, 1984

AT 9:00 A.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor Hedgecock at 10:04 a.m.

The meeting was recessed by Mayor Hedgecock at 11:56 a.m. to reconvene at 2:00 p.m.

The meeting was reconvened by Mayor Hedgecock at 2:06 p.m. with Council Members Mitchell, Struiksma, and Martinez not present.

The meeting was recessed at 2:26 p.m. The meeting was reconvened at 2:32 p.m. with Council Members Struiksma and Martinez not present. Mayor Hedgecock adjourned the meeting at 5:28 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor Hedgecock-present
 - (1) Council Member Mitchell-present
 - (2) Council Member Cleator-present
 - (3) Council Member McColl-present
 - (4) Council Member Jones-present
 - (5) Council Member Struiksma-excused by R-261197 (vacation)
 - (6) Council Member Gotch-present
 - (7) Council Member Murphy-present
 - (8) Council Member Martinez-present
- Clerk-Abdelnour (jb a.m.; eb p.m.)

FILE LOCATION: MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor Hedgecock-present
- (1) Council Member Mitchell-not present
- (2) Council Member Cleator-not present
- (3) Council Member McColl-not present
- (4) Council Member Jones-present
- (5) Council Member Struiksma-not present
- (6) Council Member Gotch-present
- (7) Council Member Murphy-present
- (8) Council Member Martinez-present

ITEM-330:

Two actions relative to the San Diego Street Lighting

Maintenance District No. 1:

Subitem-A: (R-84-1809) ADOPTED AS RESOLUTION R-261289

Considering the protests, approving the modified map, confirming the assessments, and ordering the proposed maintenance in the matter of the San Diego Street Lighting Maintenance District No. 1.

Subitem-B: (R-84-2035) ADOPTED AS RESOLUTION R-261290

Authorizing the City Manager to enter into a contract with San Diego Gas & Electric Company for furnishing electrical energy for the San Diego Street Lighting Maintenance District No. 1.

CITY MANAGER REPORT: This action establishes the annual assessment for the San Diego Lighting Maintenance District No. 1. The district provides street light energy and maintenance for areas with lighting levels above the normal for City-wide "safety" lighting. The Fiscal Year 1985 proposed energy and maintenance costs for the district are as follows:

Electrical Energy	\$ 770,000
Maintenance	260,000
Street Light Painting	60,000
Incidentals	30,000
Capital Recovery (2nd Year)	197,942
Total Expenses	\$1,317,942
Reserves	130,078
Total	\$1,448,020
Less Carryover and Interest	189,636
Less City Contribution	409,528
Assessed to District	\$ 848,856

In accordance with the "frozen assessment" program adopted by Council in Fiscal Year 1984 to recover the cost of converting ornamental street lights to more energy efficient lighting, the amount assessed to the district is substantially the same for Fiscal Year 1985 compared to Fiscal Year 1984. The capital recovery of ornamental street light conversion cost is proceeding as adopted in Fiscal Year 1984.

Fowler/Casey/TOM

FILE LOCATION: STRT M-92

COUNCIL ACTION: (Tape location: A380-394.)

Hearing began at 10:33 a.m. and halted at 10:34 a.m.

MOTION BY GOTCH TO CLOSE THE HEARING AND ADOPT THE RESOLUTIONS. Second by Murphy. Passed by the following

vote: Mitchell-yea, Cleator-not present, McColl-not present,
Jones-yea, Struiksma-not present, Gotch-yea, Murphy-yea,
Martinez-yea, Mayor Hedgecock-yea.

19840731

ITEM-331: (R-84-2216) ADOPTED AS RESOLUTION R-261291

Considering the protests, confirming the assessment,
approving the modified map, and ordering the proposed
maintenance in the matter of the Scripps-Miramar Ranch
Landscape and Lighting Maintenance District.

(Scripps-Miramar Ranch Community Area. District-5.)

CITY MANAGER REPORT: This action establishes the annual
assessment for Scripps-Miramar Ranch Landscape and Lighting
Maintenance District. The district provides landscape
maintenance for open space and center islands. The Fiscal
Year 1985 proposed maintenance costs for the district are as
follows:

Contractual Maintenance	\$ 92,731
Water and Electric Service	28,373
Incidentals	38,183
Total Expenses	\$159,287
Reserve	15,929
Total	\$175,216
Less Carryover and Interest	28,720
Less City Contribution	7,933
Assessed to District	\$138,563

There will be an increase in the amount assessed to the
district for Fiscal Year 1985 as compared to Fiscal Year
1984. This is due to a decrease in the amount of carry-over
and interest. The proposed unit assessment for Fiscal Year
1985 is approximately \$33 compared to \$25 for Fiscal Year
1984.

FILE LOCATION: STRT M-80

COUNCIL ACTION: (Tape location: A395-406.)

Hearing began at 10:34 a.m. and halted at 10:35 a.m.

MOTION BY GOTCH TO CLOSE THE HEARING AND ADOPT. Second by
Murphy. Passed by the following vote: Mitchell-yea,
Cleator-not present, McColl-not present, Jones-yea,
Struiksma-not present, Gotch-yea, Murphy-yea, Martinez-yea,
Mayor Hedgecock-yea.

ITEM-332: (R-84-2333) ADOPTED AS RESOLUTION R-261292

Considering the protests, establishing the district,

approving the map, confirming the assessments, and ordering the maintenance in the matter of the Lopez Canyon Stormwater Retention Basin Maintenance District.

(Mira Mesa Community Area. District-5.)

CITY MANAGER REPORT: In August, 1983, Council approved the Lopez Canyon Sewer and Stormwater Retention Basin Improvement Assessment District. At that time, Council approved the concept of Maintenance Assessment District to provide the perpetual maintenance of the retention basin. This proposed maintenance district will provide that maintenance. The Fiscal Year 1985 proposed maintenance costs for the district are as follows:

Annual Maintenance	\$ 1,000
Major Maintenance Reserve	10,000
Incidentals	1,500
Total Expenses	\$12,500
Reserve	500
Assessed to District	\$13,000

The proposed district is largely undeveloped land at this time; however, several final residential subdivision maps have been filed in the easterly portion of the district. The proposed first-year assessment rate is approximately \$25 per acre. The anticipated annual maintenance consists of debris and silt removal as required. The major maintenance would consist of repairs to the dike or flow structure which might result from a major storm. The major maintenance reserve will be sustained annually at the \$10,000 level through assessment adjustments as required.

FILE LOCATION: STRT M-87

COUNCIL ACTION: (Tape location: A406-427.)

Hearing began at 10:35 a.m. and halted at 10:36 a.m.

MOTION BY MARTINEZ TO CLOSE THE HEARING AND ADOPT. Second by Murphy. Passed by the following vote: Mitchell-yea, Cleator-not present, McColl-not present, Jones-yea, Struiksma-not present, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-333: (R-84-2234) ADOPTED AS RESOLUTION R-261293

Considering the protests, approving the modified map, confirming the assessments, and ordering the proposed maintenance in the matter of the Mission Boulevard Landscape Maintenance District.

(Mission Beach Community Area. District-6.)

CITY MANAGER REPORT: This action establishes the annual

assessment for the Mission Boulevard Landscape Maintenance District. The district provides for the maintenance of 198 trees. The Fiscal Year 1985 proposed maintenance costs for the district are as follows:

Contractual Maintenance	\$ 24,126
Incidentals	13,694
Total Expenses	\$ 37,820
Reserve	3,782
Total	\$ 41,602
Less Carryover and Interest	1,100
Assessed to District	\$ 40,502

A 400 percent increase in contractual maintenance costs results in a proposed assessment rate of \$9.00 per single unit parcel for Fiscal Year 1985 compared to \$1.82 in Fiscal Year 1984 and \$4.60 in Fiscal Year 1982, when the district was established. While the lowest of two tree maintenance bids received is substantially above the Fiscal Year 1984 contract cost, it is the opinion of the Purchasing and Park and Recreation Departments that the cost is reasonable and that rebidding the work would not reduce the cost.

FILE LOCATION: STRT M-91

COUNCIL ACTION: (Tape location: A428-442.)

Hearing began at 10:36 a.m. and halted at 10:37 a.m.

MOTION BY GOTCH TO CLOSE THE HEARING AND ADOPT. Second by Murphy. Passed by the following vote: Mitchell-yea, Cleator-not present, McColl-not present, Jones-yea, Struiksma-not present, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-334: CONTINUED TO AUGUST 7, 1984 AT 10:00 A.M.

(Continued from the meetings of June 26, 1984 and July 10, 1984; last continued at the City Manager's request.)

Matter of the appeal of M & L Construction, by Morris Liebermensch, from the decision of the Planning Commission in denying Conditional Use Permit CUP-84-0080 which proposes a 14-unit senior citizen housing project in Zone R-1000 (formerly R-3). The project is located on the west side of Campus Street between Madison and Monroe Avenues in the Uptown Community Plan area and is further described as Lots 43 and 44 and a portion of Lots 42 and 45, Block 43, University Heights, D'Hemecourt Amended.
(CUP-84-0080. District-2.)

Subitem-A: (R-84-)

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-84-0080 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (R-84-)

Adoption of a Resolution granting or denying the appeal and the permit, with appropriate findings to support Council action.

FILE LOCATION: PERM - CUP 84-0080

COUNCIL ACTION: (Tape location: B094-C280.)

Hearing began at 10:55 a.m. and halted at 11:52 a.m.

Testimony in favor of the appeal by Gordon Gerson and Joseph Carlson.

Testimony in opposition of the appeal by Rob Baldwin.

MOTION BY MARTINEZ TO CONTINUE FOR ONE WEEK SO THAT PLANNING DEPARTMENT STAFF CAN MEET WITH THE APPLICANT AND THE DESIGNATED PLANNING GROUP FOR THE AREA TO REDESIGN THE PROJECT SO AS TO MEET THE PARKING CRITERIA. Second by Cleator. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-not present, Jones-yea, Struiksmma-not present, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-335: (R-84-2267) ADOPTED AS RESOLUTION R-261294

Considering the protests, approving the modified map, confirming the assessments, and ordering the proposed maintenance in the matter of the Downtown Street Tree Maintenance District.

(Centre City Community Area. District-8.)

CITY MANAGER REPORT: This action establishes the annual assessment for the Downtown Street Tree Maintenance District.

The District provides landscape and special area maintenance.

The Fiscal Year 1985 proposed maintenance costs for the district are as follows:

Downtown Trees	\$152,566
Centre City Way	69,640
Sidewalk Sweeping	18,000
Marina	0
Incidentals	31,270
Total Expenses	\$271,476

Reserve	73,173
Total	\$344,649
Less Carryover and Interest	177,639
Assessed to District	\$167,010

It is proposed that the sidewalk sweeping and litter control in an approximate 20-block area be transferred to the Downtown Street Tree Maintenance District. This work is currently being performed by and funded through Downtown Improvement Area. This transfer of responsibility will require the annexation of approximately one-half block to the district. A reduction in maintenance costs and a substantial carryover of funds will result in a reduction in the amount assessed to the majority of the district in Fiscal Year 1985 compared to Fiscal Year 1984. In the case of the area of sidewalk sweeping and litter control there will be a slight increase in assessment.

FILE LOCATION: STRT M-90

COUNCIL ACTION: (Tape location: A443-B093.)

Hearing began at 10:37 a.m. and halted at 10:55 a.m.

Council Member Cleator entered at 10:54 a.m.

MOTION BY MARTINEZ TO CLOSE THE HEARING AND ADOPT. Second by Murphy. Passed by the following vote: Mitchell-yea, Cleator-ineligible, McColl-not present, Jones-yea, Struiksma-not present, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-336:

Two actions relative to the San Ysidro Boulevard (Via de San Ysidro to Willow Street) Underground Utility District:
(San Ysidro Community Area. District-8.)

Subitem-A: (R-84-2247) ADOPTED AS RESOLUTION R-261297

Establishing an Underground Utility District to be known and denominated as the San Ysidro Boulevard (Via de San Ysidro to Willow Street) Underground Utility District.

Subitem-B: (R-84-2248) ADOPTED AS RESOLUTION R-261298

Authorizing the expenditure of the sum of \$4,000 from CIP-37-028, Fund 30245, for providing funds for administering the San Ysidro Boulevard (Via de San Ysidro to Willow Street) Underground Utility District, minor City force work and other related work.

CITY MANAGER REPORT: The proposed district will

underground the overhead utility facilities on San Ysidro Boulevard between Via de San Ysidro and Willow Street. This is a scheduled project in the FY 1984 Capital Improvements Program. The underground project will be coordinated with the San Ysidro Boulevard street widening project scheduled for FY 1985.

The formation of this district will require the affected property owners to underground the portion of their utility on their parcel prior to removal of the overhead utilities.

A typical cost range for a private contractor to perform this conversion work on private property is \$500 - \$1,000. A future resolution will establish the date for removal of overhead utilities as the undergrounding work approaches completion.

FILE LOCATION: STRT K-131

COUNCIL ACTION: (Tape location: D023-247.)

Hearing began 2:07 p.m. and halted 2:25 p.m.

Testimony by Mr. Hicks and Frank M. Cornelius.

MOTION BY GOTCH TO CLOSE THE HEARING AND ADOPT SUBITEMS A AND B. Second by Murphy. Passed by the following vote:

Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea,

Struiksma-not present, Gotch-yea, Murphy-yea, Martinez-not present, Mayor Hedgecock-yea.

ITEM-337:

Rezoning a 0.32-acre site located at 317 Averil Road, in the San Ysidro Community Plan area, from Zone R1-5000 (formerly Zone R-1-5) to Zone R-3000. The subject property is further described as a portion of Lot A-223, San Ysidro Addition No. 5, Amended Map-1405. (Case-84-0326. District-8.)

Subitem-A: (R-85-8) ADOPTED AS RESOLUTION R-261299

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-84-0326 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (O-85-2) INTRODUCED, TO BE ADOPTED AUGUST 13, 1984

Introduction of an Ordinance for R-3000 Zoning.

FILE LOCATION: ZONE

COUNCIL ACTION: (Tape location: D251-D266.)

Hearing began 2:25 p.m. and halted 2:26 p.m.

MOTION BY GOTCH TO CLOSE THE HEARING, ADOPT SUBITEM-A, AND INTRODUCE SUBITEM-B. Second by Jones. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-not present, Gotch-yea, Murphy-yea, Martinez-not present, Mayor Hedgecock-yea.

ITEM-338:

CONTINUED TO SEPTEMBER 18, 1984, 3:00 P.M.

Matters of:

- 1) Proposal to introduce an ordinance approving the Specific Plan for the proposed Blackhorse Farms and Centre project.
- 2) Proposal to amend the Progress Guide and General Plan, the La Jolla Community Plan, the North City Local Coastal Program and the University Community Plan in order to incorporate the Specific Plan.
- 3) Certification of Environmental Impact Report EIR-82-0383 and adoption of the findings pursuant to the California Environmental Quality Act.

The Blackhorse Farms and Centre Specific Plan is proposed for a 24-acre inclusion area of the University of California San Diego (UCSD) campus. The project site is presently zoned R-1-20 and is located in the La Jolla Farms area on the west side of North Torrey Pines Road across from the UCSD campus in the La Jolla Community Planning area. The proposed land uses include 58 multi-family dwelling units, two single-family dwelling units, a 162,900-square foot conference center (containing 210 guest rooms, two auditoriums, meeting rooms and accessory facilities), a 148,500-square foot research and development facility and 26,000-square foot neighborhood commercial center.

(District-1.)

Today's actions are:

Subitem-A: (R-84-2318)

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-82-0383 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said report has been reviewed and considered by the Council and adoption of appropriate findings of

mitigation, feasibility or project alternatives pursuant to California Public Resources Code Section 21081 in connection with Environmental Impact Report EIR-82-0383.

Subitem-B: (R-84-2319)

Adoption of a Resolution approving amendments to the Progress Guide, the La Jolla Community Plan, the North City Local Coastal Program and the University Community Plan to become effective when the amendment to the General Plan Map is adopted after a hearing on or about September 25, 1984.

Subitem-C: (O-84-254 or O-85-20)

Introduction of an Ordinance approving the Blackhorse Farms and Centre Specific Plan and repealing Ordinance O-10848 (New Series) insofar as it applies to the properties.

FILE LOCATION: LAND

COUNCIL ACTION: (Tape location: D266-H374.)

Hearing began 2:32 p.m. and halted 5:28 p.m.

Testimony in favor by John Thelan.

Council Member Martinez entered.

Testimony continued in favor by John O'Brien, Richard Atkinson, Paul Peterson, Hamilton Marston, Mac Strobl, Richard Keatinge, and Mark Boroditsky.

Testimony in opposition by Emmanuel Savitch, William Kellogg, E. W. Brown, Rita O'Neil, Dan Allen, L. W. R. Waller, Dan Drobnis, Herb Grier, Dave Ruyle, Paul Saltman, Murray Goodman, and Richard Fitch.

The hearing was closed.

MOTION BY MITCHELL TO DENY THE PROPOSAL. Second by Gotch.

No vote.

MOTION BY JONES TO CONTINUE TO SEPTEMBER 18, 1984, 3:00 P.M., FOR REVIEW OF MITIGATING TRAFFIC IMPACT AND ALTERNATIVE SITES FOR PROPOSED CONFERENCE CENTER. Second by McColl. Passed by the following vote: Mitchell-nay, Cleator-yea, McColl-yea, Jones-yea, Struiksma-not present, Gotch-yea, Murphy-yea, Martinez-nay, Mayor Hedgecock-yea.

ITEM-S500: (R-85-66) ADOPTED AS AMENDED AS RESOLUTION R-261295

Approving the City Manager's recommendations set forth in City Manager Report CMR-84-293 requesting the County Board of Supervisors to (1) deny the Otay Mesa Portion of the General Plan Amendment 84-02 and 2) direct the

County planning staff to prepare a land use plan in balance with an achievable transportation plan which will mitigate the severe traffic impacts identified with the current land use proposal; directing the City Manager to communicate this Council request to the County of San Diego in an expeditious manner.

(See City Manager Report CMR-84-293.)

COMMITTEE ACTION: Reviewed by RULES on 7/23/84.

Recommendation to adopt the Resolution. Districts 6, 7, 8 and Mayor voted yea. District 5 not present.

FILE LOCATION: LAND - Otay Mesa Community Plan

COUNCIL ACTION: (Tape location: A015-379.)

MOTION BY MARTINEZ TO ADOPT AS AMENDED BY DESIGNATING COUNCIL MEMBER MARTINEZ TO TRANSMIT THE CITY'S REQUEST TO THE COUNTY.

Second by Murphy. Passed by the following vote:

Mitchell-yea, Cleator-not present, McColl-not present,

Jones-yea, Struiksma-not present, Gotch-yea, Murphy-yea,

Martinez-yea, Mayor Hedgecock-yea.

ITEM-UC-2: (R-85-249) ADOPTED AS RESOLUTION R-261296

A Resolution presented to the City Council with
UNANIMOUS CONSENT:

Excusing Deputy Mayor Mike Gotch from the City Council meeting of August 7, 1984, and the Public Services and Safety Committee meeting of August 8, 1984 for the purpose of conducting official City business as representative on the California State Coastal Commission.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: C281-293.)

MOTION BY GOTCH TO ADOPT. Second by Martinez. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-not present, Jones-yea, Struiksma-not present, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ADJOURNMENT:

The meeting was adjourned by Mayor Hedgecock at 5:28 p.m.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: H374).